

APRIL 13, 2026 - WRITTEN BY STEVEN THOMAS

# SPRING TODAY, GONE TOMORROW

THE SPRING MARKET IS IN FULL BLOOM, THE BUSIEST TIME OF THE YEAR, YET THE HOUSING MARKET SLOWS WEEKLY AS THE NUMBER OF HOMES COMING ON THE MARKET OUTPACES BUYER DEMAND.

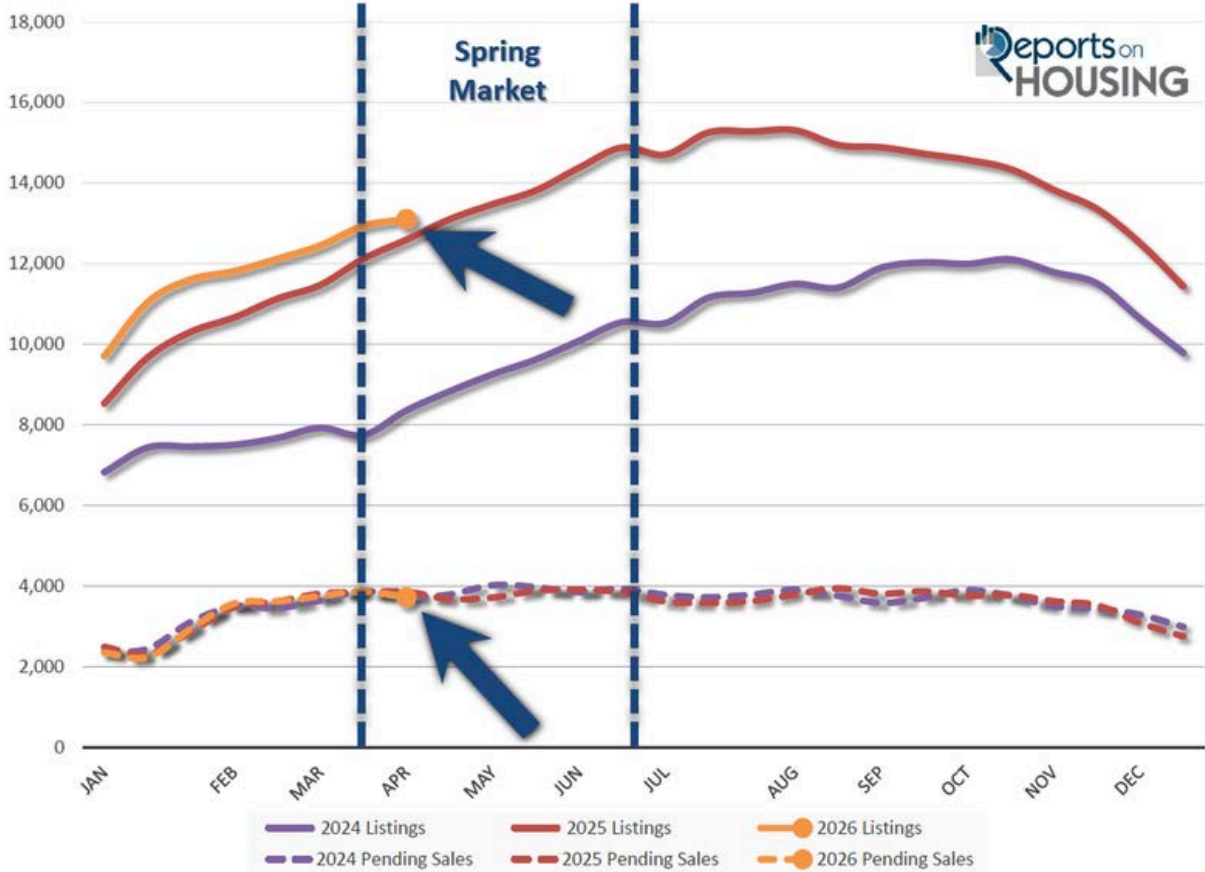


Brightly colored tulips are synonymous with spring. The life cycle of a tulip is an annual journey that mostly takes place underground. It relies on colder temperatures that trigger the bulb to start the blooming process. In warmer climates, the bulbs are refrigerated for 8 to 10 weeks to simulate winter freezing, then planted from late November through December. By February, plenty is going on underground as the tulips begin to sprout. The peak colorful blooms arrive in March, just in time for spring.

For the Los Angeles County housing market, the winter season does not need to be simulated. Demand slows tremendously from mid-November through the first couple of weeks of January, the Holiday Market. It is the slowest time of the year. In mid-January, the holidays fade into the Winter Market, when housing begins to sprout. Demand surges higher, and the active inventory can hardly keep up. The Market Time speeds up from week to week, accelerating as more buyers begin their searching process. By late March, the Spring Market arrives in full bloom. Demand reaches its annual peak, and the inventory continues to grow weekly.

It is the Winter Market when housing's momentum builds, accelerating from week to week. It moves from a crawl to nearly full speed by the time spring arrives. The Spring Market is when demand maintains its strong trajectory while inventory continues to rise rapidly. With demand (a snapshot of the number of new pending sales over the prior month) elevated but no longer rapidly growing, and demand pushing higher and higher, the Expected Market Time (the number of days it takes to sell all Los Angeles County listings at the current buying pace) grows longer each week.

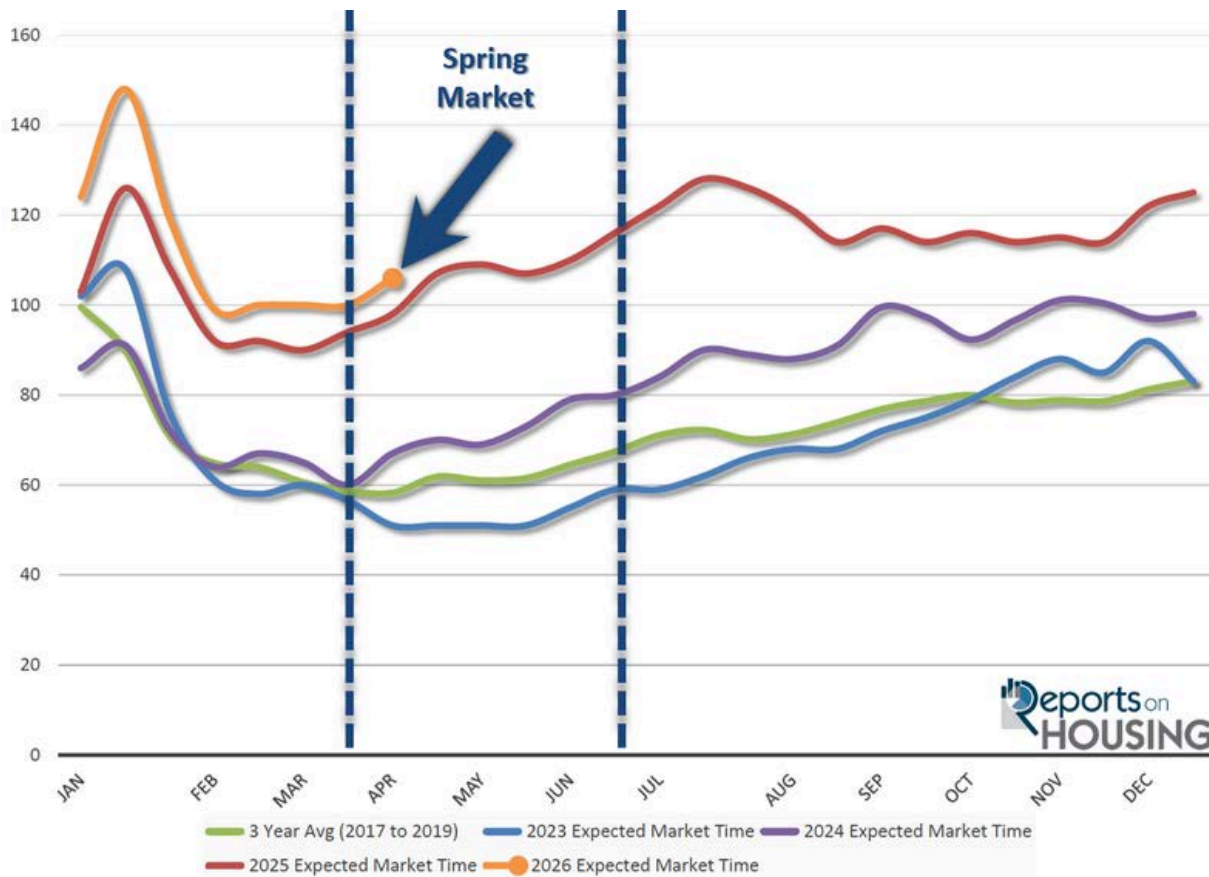
## LOS ANGELES COUNTY LISTINGS VS DEMAND YEAR-OVER-YEAR



The 2-year average (2024-2025) change in demand from the end of March through the end of June was an increase from 3,865 pending sales to 3,891, up only 1%, with the annual peaks coming in early May (last year) to the end of August (2024 and much later than normal). At the same time, the 2-year average (2024-2025) change in active inventory from the end of March through the end of June was a revealing 28% increase. Last year, it grew from 12,119 homes to 14,882, up 2,763 or 23%. In 2024, it increased from 7,748 to 10,547, up 2,799 or 36%.

As the inventory climbed higher and demand remained relatively flat, the Expected Market Time increased. Over the past 2 years, the market has slowed by an average of 21 days. Last year, it slowed from 94 days to 116, an increase of 22 days. In 2024, it slowed from 60 days to 84, an increase of 24 days.

### LOS ANGELES COUNTY EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



Everyone has the misconception that spring is the “hottest time of the year” for real estate. That is true for pending and closed sales, as demand remains elevated but changes little. It translates to plenty of closed sales. But it is not the hottest period in terms of market speed, as measured by the Expected Market Time. That occurs between the very end of February and mid-April. In 2024, the lowest (hottest) reading was 90 days in mid-March. In 2025, the lowest (hottest) reading was 64 days, in mid-February.

### Los Angeles County Homes Coming on the Market 3-Year Average (2023 to 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homes Placed on Market	5,835	5,281	6,073	6,456	6,864	6,597	6,606	6,113	6,195	6,094	4,356	3,118
% of Annual Homes Placed on Market	8.4%	7.6%	8.7%	9.3%	9.9%	9.5%	9.5%	8.8%	8.9%	8.8%	6.3%	4.5%
Month Rank	#9	#10	#8	#4	#1	#3	#2	#6	#5	#7	#11	#12

The inventory grows because more homes come on the market in Los Angeles County from March through October. More homes come on the market in May than in any other month, yet April, June, and July are quite similar. With a seasonally high number of homes coming on the market during the Spring and Summer Markets, which matches up with elevated but flat demand, the market slows during the spring and summer.

It is not until the inventory peaks and starts to fall that the market stops slowing, typically occurring between July and August in Los Angeles County (August last year, and October in 2024).

**ATTENTION SELLERS: The market slows each week due to increased seller competition.**

The market is still strong, but it does slow over time. Regardless, the best approach to the housing market is precision pricing, accurately pricing a home based on its true Fair Market Value, taking into consideration location, condition, upgrades, and amenities, and carefully considering all recent comparable closed and pending sales.

**ATTENTION BUYERS: Even in a slowing market, accurately priced, well-maintained homes will still fly off the market, fetching prices close to or even above the asking price.**

It is a great time to be a buyer, with more choices and mortgage rates lower than last year, yet it still boils down to each individual home that is placed on the market and the interest it generates. "Wow" properties, accurately priced with all the bells and whistles, tend to attract multiple offers. Homes that have been lingering on the market and need a little bit of "elbow grease" tend to be more negotiable.

## LOS ANGELES COUNTY ACTIVE LISTINGS SECTION



## ACTIVE LISTINGS

THE INVENTORY INCREASED BY 1% IN THE PAST COUPLE OF WEEKS.

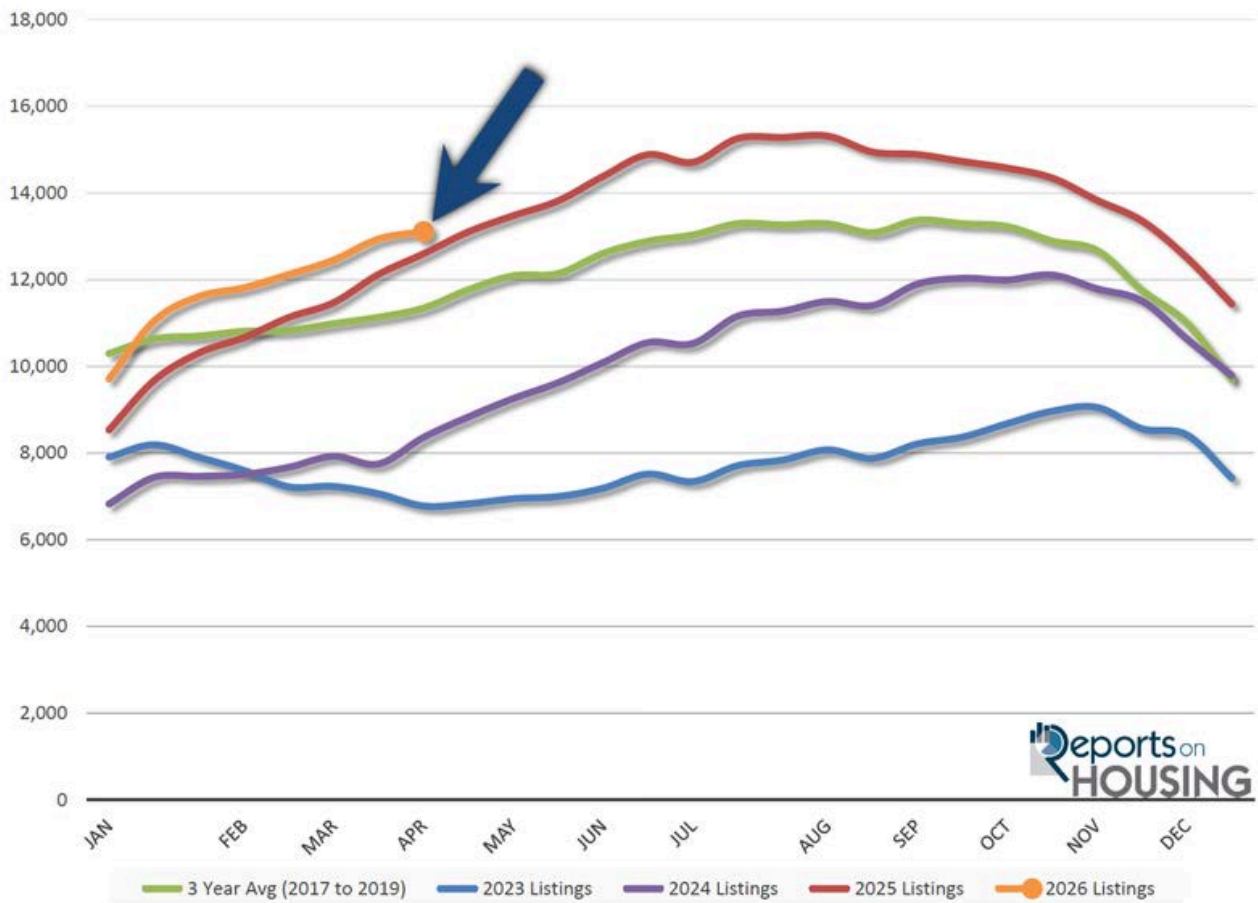
The active listing inventory increased by 170 homes over the past two weeks, up 1%, and now sits at 13,107, its smallest rise of the year. The smaller increase is due to a slight drop in the inventory during the Easter week. With the Spring Market in full gear, expect the inventory to continue rising until it peaks sometime between July and August. This is the time of the year when a surge of homes comes on the market, outpacing the number of pending sales.

Last year, the inventory was 12,595 homes, **4% lower, or 512 fewer**. The year-over-year gap is narrowing. The 3-year average before COVID (2017 to 2019) was 11,342 homes, 1,765 fewer, or 13% less.

Homeowners continue to "hunker down" in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through March, 20,211 homes were placed on the market in Los Angeles County.

Angeles County, 2,234 fewer than the 3-year average before COVID (2017-2019), 10% less. In 2025, 20,713 homes entered the market (2% more), compared to 16,396 in 2024 (19% less), and 14,462 in 2023 (28% less). Slightly fewer homes have been coming on the market this year compared to last.

## LOS ANGELES COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



## DEMAND

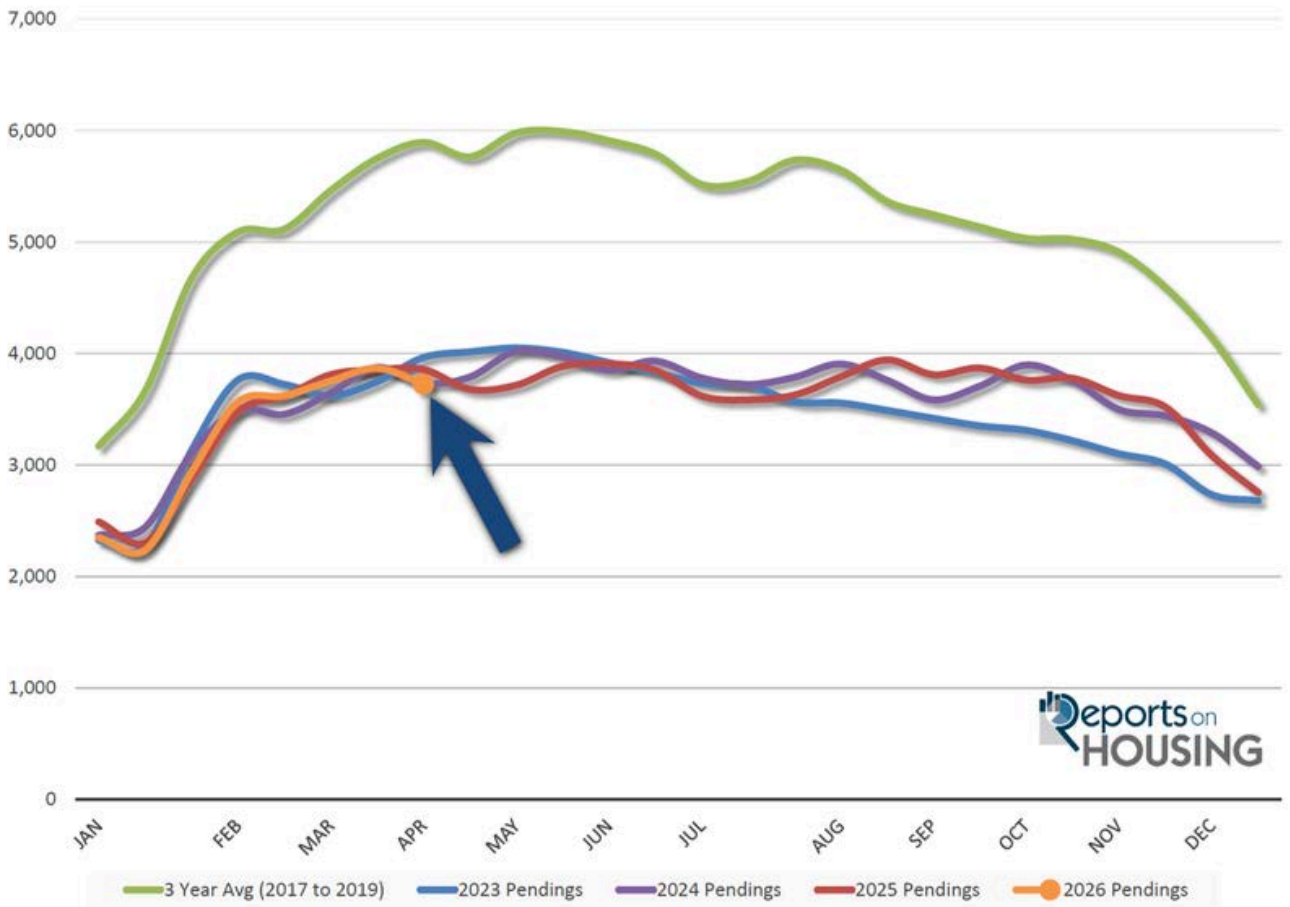
DEMAND DECREASED BY 4% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 3,869 to 3,726 in the past couple of weeks, down 143 pending sales, or 4%. Demand may have peaked a couple of weeks ago. The slowdown could be attributed to Easter week, or it could be that the Los Angeles County housing market has just reached its annual peak in demand a couple of weeks ago.

Last year, demand was 3,857, with **131 additional pending sales, or 4% more**. The 3-year average before COVID (2017 to 2019) was 5,893 pending sales, **58% more than today, or an additional 2,167**.

As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. It is also important to monitor any developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. This week, the Producer Price Index (PPI) will be released, a crucial inflation indicator. Next week, retail sales and the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors, will be released.

## LOS ANGELES COUNTY DEMAND YEAR-OVER-YEAR



Reports on HOUSING

Reports on HOUSING  
Your Local Real Estate Snapshot

## EXPECTED MARKET TIME

IN THE PAST TWO WEEKS, THE MARKET TIME HAS INCREASED BY SIX.

With the supply of available homes rising by 170 homes, **up 1%**, and demand decreasing by 143 pending sales, **down 4%**, the Expected Market Time (the number of days it takes to sell all Los Angeles County listings at the current buying pace) increased from 100 to 106 days in the past couple of weeks, its highest level since the 119 day reading at the end of January.

Last year, it was 98 days, faster than today. The 3-year average before COVID (2017 to 2019) was 58 days, which is substantially quicker than today.

The Expected Market Time for condominiums and townhomes increased from 138 to 146 days in the past two weeks. It was at 98 days last year. For detached homes, the Expected Market Time increased from 86 to 90 days. It was 98 days a year ago. The detached-home market is substantially stronger than the attached-home market.

LOS ANGELES COUNTY LUXURY END BREAKDOWN








Over the past couple of weeks, the luxury home inventory priced above \$2 million (the top 10% of the Los Angeles County housing market) increased from 2,945 to 2,954, a rise of 9 homes, or nearly unchanged. Luxury demand decreased by 44 pending sales, down 10%, to 409. The Expected Market Time for luxury homes priced above \$2 million increased from 195 to 217 days, the slowest reading since the end of January at 234 days. With increased economic uncertainty, the luxury market could slow from here. The rise is most likely due to luxury establishing its hottest Expected Market Time reading of the year a couple of weeks ago.

Year over year, the active luxury listing inventory has decreased by 335 homes, or 10%, and luxury demand is down by 35 pending sales, or 8%. Last year's Expected Market Time was 222 days, similar to today.

In the past two weeks, the Expected Market Time for homes priced between \$2 million and \$3 million increased from 120 to 133 days. The Expected Market Time for homes priced between \$3 million and \$4 million increased from 200 to 214 days. The Expected Market Time for homes priced between \$4 million and \$8 million increased from 230 to 272 days. The Expected Market Time for homes priced above \$8 million decreased from 905 to 870 days. Luxury is at 217 days overall. At this pace, a seller would be looking at becoming a pending sale around **November 2026**.

## LOS ANGELES COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	100 Days	32%	33%	78 Days
\$750k - \$1M 	76 Days	17%	25%	70 Days
\$1M - \$1.5M 	90 Days	16%	20%	91 Days
\$1.5M - \$2M 	109 Days	10%	9%	112 Days
\$2M - \$3M 	133 Days	8%	6%	142 Days
\$3M - \$4M 	214 Days	4%	2%	206 Days
\$4M - \$8M 	272 Days	8%	3%	270 Days
\$8M+ 	870 Days	5%	1%	1,028 Days

- **INVENTORY:** The active listing inventory over the past couple of weeks increased by 170 homes, up 1%, and now stands at 13,107. Last year, there were 12,595 homes on the market, 512 fewer homes, or **4% less**. The 3-year average before COVID (2017-2019) was 11,342, which is **13% lower**. From January through March, 10% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 2,234 fewer. There were 502 fewer than last year, 3,815 more than in 2024, and 5,749 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased by 143 in the past two weeks, down 4%, and now totals 3,726. A peak in demand may have been reached a couple of weeks ago. Last year, demand was 3,857 pending sales, **4% higher**. The 3-year average before COVID (2017 to 2019) was 5,893, which is **58% higher**.
- **MARKET TIME:** With supply rising and demand falling, the Expected Market Time, the number of days to sell all Los Angeles County listings at the current buying pace, increased from 100 to 106 days in the past couple of weeks, its highest reading since the end of January. Last year, it was 98 days, faster than today. The 3-year average before COVID (2017 to 2019) was 58 days, which is substantially quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2 million and \$3 million increased from 120 to 133 days. The Expected Market Time for homes priced between \$3 million and \$4 million increased from 200 to 214 days. The Expected Market Time for homes priced between \$4 million and \$8 million increased from 230 to 272 days. The Expected Market Time for homes priced above \$8 million decreased from 905 to 870 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 1.2% of all listings and 1.0% of demand. There are 76 foreclosures and 80 short sales available today in Los Angeles County, totaling 156 distressed homes on the active market, down two from two weeks ago. Last year, 100 distressed homes were on the market, slightly fewer than today.
- **CLOSED SALES:** There were 3,968 closed residential resales in March, 7% higher than March 2025's 3,723 and up 31% from February 2026. The sales-to-list price ratio in Los Angeles County was 100.0%. Foreclosures accounted for 0.7% of all closed sales, and short sales accounted for 0.4%. That means that 98.9% of all sales were made by sellers with equity.

# LOS ANGELES COUNTY MARKET TIME REPORT

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
Acton	39	9	130	95	222	90	48	\$925k
Agoura Hills	55	23	72	116	81	63	53	\$1.4m
Agua Dulce	18	6	90	345	510	285	90	\$924k
Alhambra	82	15	164	109	109	92	37	\$774k
Altadena	43	23	56	67	108	154	47	\$1.7m
Arcadia	100	27	111	111	68	116	91	\$1.5m
Artesia	14	5	84	108	75	420	32	\$707k
Azusa	43	18	72	106	71	53	29	\$658k
Baldwin Park	37	14	79	65	51	55	90	\$630k
Bel Air	133	13	307	503	344	447	470	\$8.0m
Bellflower	32	16	60	65	44	76	23	\$824k
Beverly Center - Miracle Mile	91	23	119	137	140	302	171	\$1.9m
Beverly Hills	294	31	285	429	363	386	418	\$7.0m
Beverlywood	61	10	183	189	148	180	99	\$1.5m
Brentwood	186	31	180	204	209	251	199	\$3.5m
Burbank	110	40	83	61	46	76	40	\$1.1m
Calabasas	91	20	137	143	120	230	118	\$2.8m
Canoga Park	59	14	126	98	143	55	48	\$465k
Canyon Country	162	51	95	120	93	82	44	\$777k
Carson	49	25	59	56	54	42	45	\$825k
Castaic	34	26	39	41	70	90	46	\$863k
Cerritos	24	19	38	42	43	54	34	\$1.3m
Chatsworth	114	34	101	121	127	89	58	\$1.2m
Claremont	59	23	77	63	59	48	24	\$1.0m
Compton	91	36	76	87	61	73	43	\$639k
Covina	74	29	77	53	99	54	33	\$778k
Culver City	82	29	85	89	114	72	64	\$799k
Diamond Bar	96	26	111	100	98	72	45	\$1.2m
Downey	46	35	39	41	47	62	41	\$899k
Downtown L.A.	328	17	579	321	397	382	295	\$598k
Duarte	15	10	45	60	83	31	33	\$679k
Eagle Rock	32	10	96	99	69	63	98	\$1.5m
East Los Angeles	10	4	75	110	150	0	43	\$832k
El Monte	73	19	115	98	64	63	51	\$768k
El Segundo	22	4	165	110	63	63	41	\$1.4m
Encino	222	31	215	177	165	230	113	\$2.1m
Gardena	48	21	69	40	51	49	39	\$725k
Glassell Park	23	4	173	143	60	67	120	\$1.2m
Glendale	154	43	107	75	96	70	40	\$1.1m
Glendora	50	19	79	65	56	77	48	\$1.2m
Granada Hills	68	35	58	56	51	41	37	\$1.2m
Hacienda Heights	69	24	86	83	107	60	44	\$1.0m
Hancock Park	141	25	169	149	166	187	96	\$1.5m
Harbor City	27	10	81	107	107	77	44	\$710k
Hawthorne	51	18	85	76	106	74	34	\$1.0m
Hermosa Beach	38	10	114	80	54	94	73	\$3.1m
Hidden Hills	34	0	Infinite	1,020	310	450	1,080	\$15.7m
Highland Park	68	24	85	161	117	94	109	\$1.1m
Hollywood	120	11	327	431	347	231	187	\$995k
Hollywood Hills East	64	14	137	124	199	165	194	\$2.0m
Hollywood Hills West	312	27	347	350	304	312	304	\$3.0m
Huntington Park	18	3	180	210	38	60	56	\$700k

# LOS ANGELES COUNTY MARKET TIME REPORT

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
Inglewood	96	35	82	85	109	96	63	\$799k
La Cañada Flintridge	26	12	65	87	57	95	57	\$2.9m
La Crescenta	26	17	46	56	113	49	32	\$1.2m
La Habra Heights	15	4	113	70	53	81	90	\$1.8m
La Mirada	35	22	48	31	27	71	30	\$849k
La Puente	44	34	39	72	72	47	44	\$769k
La Verne	41	19	65	71	84	42	26	\$1.1m
Lake Balboa	23	12	58	57	81	28	65	\$945k
Lake Hughes	19	1	570	255	170	150	73	\$454k
Lakewood	55	37	45	39	31	19	21	\$930k
Lancaster	394	121	98	83	85	92	48	\$483k
Lawndale	19	4	143	150	114	90	120	\$876k
Littlerock	30	7	129	79	93	410	84	\$560k
Lomita	20	8	75	90	135	40	28	\$849k
Long Beach	514	162	95	85	75	80	50	\$729k
Los Angeles	3,116	634	147	145	148	148	127	\$1.2m
Los Feliz	62	17	109	82	111	117	183	\$2.4m
Lynwood	15	6	75	33	28	43	45	\$699k
Malibu	276	10	828	745	986	1,016	673	\$6.6m
Manhattan Beach	61	24	76	72	59	115	105	\$5.0m
Marina del Rey	132	17	233	258	150	150	125	\$1.5m
Mid Wilshire	75	13	173	195	131	660	223	\$825k
Mission Hills (San Fernando)	11	7	47	47	65	40	75	\$900k
Monrovia	38	22	52	72	48	50	33	\$1.1m
Montebello	53	14	114	70	59	64	28	\$949k
Monterey Park	62	27	69	94	113	57	47	\$889k
Newhall	79	22	108	70	128	58	36	\$529k
North Hills	58	29	60	63	73	48	41	\$840k
North Hollywood	128	27	142	119	149	74	95	\$885k
Northridge	72	34	64	56	70	80	39	\$1.1m
Norwalk	48	33	44	48	47	48	55	\$682k
Pacific Palisades	113	13	261	216	201	350	201	\$4.0m
Pacoima	46	16	86	77	57	90	31	\$760k
Palmdale	320	106	91	108	113	97	58	\$545k
Palms - Mar Vista	74	37	60	73	80	99	68	\$2.0m
Palos Verdes Estates	37	16	69	68	123	124	60	\$4.4m
Panorama City	58	12	145	90	90	110	34	\$635k
Paramount	22	13	51	48	71	58	45	\$580k
Park Hills Heights	148	31	143	107	109	114	75	\$993k
Pasadena	242	78	93	91	99	84	72	\$1.2m
Pico Rivera	26	25	31	58	70	37	38	\$750k
Playa del Rey	43	13	99	100	143	143	180	\$949k
Playa Vista	23	7	99	115	132	86	60	\$1.3m
Pomona	140	54	78	112	128	85	41	\$699k
Porter Ranch	81	23	106	76	60	69	105	\$1.9m
Rancho Palos Verdes	94	33	85	83	83	93	64	\$2.0m
Redondo Beach	126	40	95	63	56	48	44	\$1.6m
Reseda	80	18	133	171	110	72	48	\$783k
Rolling Hills	12	1	360	180	240	Infinite	60	\$6.0m
Rolling Hills Estates	30	11	82	131	103	105	35	\$1.0m
Rosemead	36	5	216	87	87	123	75	\$913k
Rowland Heights	50	7	214	125	115	58	60	\$1.2m

# LOS ANGELES COUNTY MARKET TIME REPORT

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<b>4/9/2026</b>								
San Dimas	45	17	79	76	72	44	42	\$900k
San Fernando	23	6	115	90	90	33	37	\$780k
San Gabriel	49	24	61	58	64	65	31	\$1.2m
San Marino	21	6	105	150	75	120	66	\$4.6m
San Pedro	93	38	73	77	56	63	41	\$815k
Santa Fe Springs	17	4	128	90	84	43	26	\$759k
Santa Monica	218	43	152	142	169	179	98	\$1.7m
Saugus	90	42	64	50	49	83	46	\$850k
Sherman Oaks	211	59	107	98	142	126	104	\$1.9m
Sierra Madre	24	5	144	86	60	120	65	\$2.0m
Signal Hill	17	9	57	64	135	107	54	\$565k
Silver Lake	40	7	171	190	400	37	176	\$1.4m
South Gate	20	14	43	60	46	30	30	\$740k
South Pasadena	21	9	70	90	132	90	76	\$1.6m
Stevenson Ranch	33	11	90	62	60	100	90	\$999k
Studio City	122	35	105	106	127	147	125	\$2.4m
Sun Valley	35	10	105	65	78	52	60	\$884k
Sunland	38	14	81	81	67	60	44	\$1.1m
Sunset Strip	312	27	347	350	304	312	304	\$3.0m
Sylmar	91	31	88	56	80	64	51	\$790k
Tarzana	103	23	134	115	114	117	60	\$1.4m
Temple City	34	15	68	95	150	90	71	\$1.4m
Toluca Lake	31	5	186	240	174	310	79	\$1.5m
Topanga	60	4	450	428	510	257	240	\$1.7m
Torrance	158	79	60	50	46	57	31	\$1.0m
Tujunga	40	12	100	100	113	60	51	\$947k
Valencia	234	64	110	77	69	80	48	\$783k
Valley Glen	18	5	108	96	70	60	43	\$1.2m
Valley Village	56	14	120	110	96	150	58	\$1.5m
Van Nuys	99	27	110	107	81	92	65	\$899k
Venice	112	17	198	268	210	155	188	\$2.9m
View Park	7	2	105	48	90	150	60	\$1.6m
Walnut	71	16	133	142	135	86	68	\$1.6m
West Covina	86	45	57	60	85	47	51	\$820k
West Hills	76	31	74	63	49	77	33	\$1.3m
West Hollywood	240	25	288	244	213	482	233	\$1.2m
West Los Angeles	71	24	89	131	131	62	86	\$999k
Westchester	54	19	85	60	72	70	78	\$1.9m
Westlake Village	22	14	47	78	48	146	85	\$1.7m
Westwood - Century City	265	46	173	170	156	138	120	\$1.3m
Whittier	134	72	56	49	55	50	33	\$819k
Wilmington	19	6	95	60	56	75	30	\$750k
Winnetka	56	19	88	109	58	86	29	\$850k
Woodland Hills	218	59	111	127	128	144	68	\$1.7m
<b>All of L.A.</b>	<b>13,107</b>	<b>3,726</b>	<b>106</b>	<b>100</b>	<b>100</b>	<b>98</b>	<b>67</b>	<b>\$999k</b>

# LOS ANGELES COUNTY PRICE RANGE REPORT

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

LOS ANGELES COUNTY ATTACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
All of L.A.	5,030	1,031	146	138	129	98	59	\$700k
\$0-\$500k	1,109	212	157	138	127	97	52	\$425k
\$500k-\$750k	1,695	407	125	120	114	85	49	\$625k
\$750k-\$1m	881	188	141	124	114	96	69	\$859k
\$1m-\$2m	949	184	155	160	157	124	74	\$1.3m
\$2m+	396	40	297	280	238	279	165	\$3.2m

LOS ANGELES COUNTY DETACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
All of L.A.	8,077	2,695	90	86	87	98	70	\$1.3m
\$0-\$500k	436	150	87	82	78	94	39	\$430k
\$500k-\$750k	1,030	510	61	60	62	64	45	\$650k
\$750k-\$1m	1,505	758	60	53	56	65	45	\$875k
\$1m-\$1.25m	822	342	72	74	67	77	59	\$1.2m
\$1.25m-\$1.5m	733	259	85	87	86	100	63	\$1.4m
\$1.5m-\$2m	993	307	97	95	102	110	83	\$1.8m
\$2m-\$3m	831	202	123	112	121	139	107	\$2.5m
\$3m-\$4m	480	70	206	182	171	202	172	\$3.5m
\$4m-\$6m	495	59	252	217	273	273	243	\$4.9m
\$6m+	752	38	594	529	481	752	523	\$12.0m

LOS ANGELES COUNTY ALL HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
All of L.A.	13,107	3,726	106	100	100	98	67	\$999k
\$0-\$500k	1,545	362	128	115	107	96	45	\$425k
\$500k-\$750k	2,725	917	89	87	86	71	46	\$630k
\$750k-\$1m	2,386	946	76	68	69	70	49	\$873k
\$1m-\$1.25m	1,181	420	84	85	75	83	60	\$1.1m
\$1.25m-\$1.5m	1,030	319	97	101	102	101	64	\$1.4m
\$1.5m-\$2m	1,286	353	109	108	119	112	85	\$1.8m
\$2m-\$3m	1,022	231	133	120	130	142	109	\$2.5m
\$3m-\$4m	549	77	214	200	182	206	170	\$3.5m
\$4m-\$6m	553	61	272	230	272	270	242	\$5.0m
\$6m+	830	40	623	533	462	757	517	\$11.6m

\*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

# LOS ANGELES COUNTY SOLD REPORT

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

LOS ANGELES COUNTY CITIES	UNITS SOLD MAR 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD MAR 2025
Acton	12	\$815,000	\$860,000	98.2%	\$132,000	\$1,175,000	2,349	\$347	20	3
Agoura Hills	18	\$1,500,000	\$1,499,500	98.7%	\$419,000	\$3,587,000	2,139	\$701	47	20
Agua Dulce	5	\$980,000	\$999,000	99.3%	\$875,000	\$1,140,000	2,605	\$376	94	4
Alhambra	18	\$927,500	\$893,500	100.7%	\$498,888	\$1,500,000	1,441	\$644	39	25
Altadena	17	\$1,000,000	\$1,050,000	100.0%	\$375,000	\$3,315,000	1,547	\$646	38	11
Arcadia	46	\$1,206,440	\$1,220,000	99.2%	\$648,000	\$4,830,000	1,951	\$618	25	37
Artesia	4	\$765,000	\$789,950	98.8%	\$635,000	\$922,000	963	\$795	17	8
Azusa	26	\$697,500	\$675,000	100.0%	\$413,000	\$1,850,000	1,337	\$522	13	13
Baldwin Park	16	\$699,944	\$688,000	100.1%	\$333,000	\$965,000	1,175	\$596	14	21
Bel Air	12	\$2,938,000	\$4,362,000	94.2%	\$1,200,000	\$9,400,000	2,660	\$1,105	89	9
Bellflower	13	\$760,000	\$749,900	100.0%	\$570,000	\$1,325,000	1,366	\$556	13	20
Beverly Center - Miracle Mile	20	\$2,076,000	\$1,942,500	99.1%	\$595,000	\$4,710,000	1,913	\$1,085	25	20
Beverly Hills	31	\$4,450,000	\$4,500,000	92.5%	\$785,000	\$47,000,000	3,981	\$1,118	57	23
Beverly Wood	22	\$1,436,500	\$1,474,000	100.0%	\$489,000	\$4,825,000	1,612	\$891	28	16
Brentwood	31	\$2,261,242	\$2,345,000	96.5%	\$468,700	\$29,000,000	2,123	\$1,065	52	34
Burbank	63	\$1,155,000	\$1,195,000	100.0%	\$390,000	\$3,338,000	1,479	\$781	26	54
Calabasas	24	\$1,775,000	\$1,785,000	97.9%	\$585,000	\$9,100,000	2,561	\$693	34	16
Canoga Park	13	\$581,000	\$540,000	100.0%	\$355,000	\$1,100,000	1,125	\$516	31	8
Canyon Country	48	\$733,000	\$739,450	99.9%	\$205,000	\$3,850,000	1,716	\$427	19	49
Carson	31	\$825,000	\$815,000	101.1%	\$360,000	\$1,230,000	1,545	\$534	15	29
Castaic	15	\$815,000	\$848,000	99.4%	\$510,000	\$2,875,000	2,115	\$385	49	18
Cerritos	20	\$1,152,500	\$1,114,444	101.7%	\$533,650	\$1,770,000	1,877	\$614	13	20
Chatsworth	32	\$1,090,000	\$1,100,000	98.8%	\$503,000	\$2,324,000	2,022	\$539	23	29
Claremont	27	\$1,098,000	\$999,900	100.0%	\$555,000	\$1,828,000	1,908	\$575	18	22
Compton	35	\$620,000	\$615,000	100.5%	\$350,000	\$815,000	1,152	\$538	18	32
Covina	31	\$810,000	\$798,000	101.1%	\$375,000	\$1,315,000	1,507	\$537	10	36
Culver City	29	\$1,425,000	\$1,379,000	101.7%	\$499,000	\$3,050,000	1,322	\$1,078	27	22
Diamond Bar	25	\$1,175,000	\$1,148,000	100.0%	\$260,000	\$2,550,000	2,050	\$573	17	24
Downey	24	\$875,000	\$854,000	100.0%	\$325,000	\$1,955,000	1,474	\$594	18	27
Downtown L.A.	21	\$699,000	\$699,000	98.8%	\$240,000	\$1,675,000	1,240	\$564	60	23
Duarte	9	\$800,000	\$699,000	101.0%	\$485,000	\$1,200,000	1,525	\$525	8	11
Eagle Rock	12	\$1,225,000	\$1,048,000	100.6%	\$719,000	\$2,300,000	1,311	\$935	35	15
East Los Angeles	1	\$810,000	\$810,000	100.0%	\$810,000	\$810,000	1,263	\$641	33	2
El Monte	34	\$742,500	\$704,990	99.6%	\$380,000	\$1,360,000	1,400	\$530	31	15
El Segundo	7	\$1,550,000	\$1,735,000	100.0%	\$600,000	\$2,050,000	1,561	\$993	23	10
Encino	41	\$1,462,500	\$1,599,000	96.5%	\$260,000	\$6,150,000	2,112	\$692	45	38
Gardena	36	\$737,500	\$747,500	100.6%	\$439,000	\$1,400,000	1,298	\$568	14	22
Glassell Park	7	\$850,000	\$800,000	103.5%	\$570,000	\$2,275,000	1,200	\$708	22	8
Glendale	55	\$1,000,000	\$1,099,000	100.0%	\$415,000	\$2,699,000	1,393	\$718	20	51
Glendora	36	\$854,500	\$832,000	100.0%	\$565,000	\$1,575,000	1,606	\$532	31	35
Granada Hills	33	\$1,040,000	\$999,999	100.0%	\$562,500	\$1,775,000	1,840	\$565	12	26
Hacienda Heights	22	\$1,062,500	\$1,057,889	99.2%	\$538,000	\$1,648,000	2,046	\$519	16	27
Hancock Park	20	\$1,067,500	\$1,082,000	98.0%	\$620,000	\$5,270,000	1,828	\$584	52	34
Harbor City	9	\$865,000	\$919,000	98.2%	\$460,000	\$1,295,000	1,783	\$485	15	8
Hawthorne	16	\$762,500	\$782,000	100.0%	\$599,999	\$1,665,000	1,345	\$567	19	10
Hermosa Beach	18	\$1,825,000	\$1,874,000	97.7%	\$725,000	\$4,400,000	1,658	\$1,101	25	14
Hidden Hills	1	\$6,200,000	\$6,200,000	100.0%	\$6,200,000	\$6,200,000	3,995	\$1,552	2	1
Highland Park	28	\$1,251,000	\$1,192,000	101.8%	\$500,000	\$2,543,000	1,447	\$865	32	18
Hollywood	10	\$827,500	\$860,000	98.7%	\$435,000	\$1,550,000	1,349	\$613	119	16
Hollywood Hills East	17	\$1,545,000	\$1,550,000	96.1%	\$665,000	\$3,360,000	2,120	\$729	52	12
Hollywood Hills West	38	\$2,621,000	\$2,724,000	96.2%	\$385,000	\$13,000,000	1,930	\$1,358	55	36
Huntington Park	7	\$665,000	\$670,000	100.0%	\$510,000	\$965,000	1,192	\$558	14	3
Inglewood	21	\$738,000	\$749,950	100.0%	\$399,000	\$1,190,500	1,493	\$494	64	24
La Canada Flintridge	16	\$2,710,000	\$2,575,000	106.4%	\$865,000	\$4,700,000	2,570	\$1,055	24	18
La Crescenta	10	\$1,310,000	\$1,322,000	101.6%	\$812,000	\$1,950,000	1,838	\$713	15	10
La Habra Heights	8	\$1,450,000	\$1,487,500	97.2%	\$1,170,000	\$2,980,000	3,547	\$409	6	5

# LOS ANGELES COUNTY SOLD REPORT

APRIL 13, 2026 - SPRING TODAY, GONE TOMORROW

LOS ANGELES COUNTY CITIES	UNITS SOLD MAR 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD MAR 2025
La Mirada	29	\$939,000	\$949,000	100.1%	\$480,000	\$1,580,000	1,414	\$664	12	27
La Puente	17	\$735,000	\$709,000	101.7%	\$575,000	\$1,550,000	1,235	\$595	16	37
La Verne	17	\$915,000	\$899,900	100.0%	\$420,000	\$1,551,000	1,657	\$552	9	18
Lake Balboa	12	\$914,500	\$927,995	100.0%	\$599,900	\$1,380,000	1,721	\$531	22	11
Lake Hughes	1	\$455,000	\$469,000	97.0%	\$455,000	\$455,000	1,277	\$356	13	1
Lakewood	36	\$912,500	\$899,000	100.1%	\$375,000	\$1,200,000	1,347	\$677	12	32
Lancaster	134	\$464,500	\$466,500	100.0%	\$220,000	\$1,045,000	1,685	\$276	31	130
Lawndale	11	\$825,000	\$779,900	101.3%	\$422,000	\$1,260,000	1,204	\$685	23	5
Littlerock	7	\$475,000	\$469,999	101.1%	\$396,000	\$550,000	1,344	\$353	72	3
Lomita	6	\$790,500	\$754,450	101.8%	\$597,500	\$1,030,000	985	\$803	13	10
Long Beach	205	\$850,000	\$850,000	100.0%	\$185,000	\$3,200,000	1,292	\$658	17	163
Los Angeles	660	\$1,126,250	\$1,099,500	99.4%	\$80,000	\$29,000,000	1,590	\$708	39	668
Los Feliz	16	\$2,382,500	\$2,442,500	98.5%	\$780,000	\$7,450,000	2,543	\$937	39	18
Lynwood	5	\$650,000	\$674,900	100.5%	\$627,000	\$790,000	1,162	\$559	71	5
Malibu	12	\$4,559,688	\$4,837,500	90.9%	\$1,100,000	\$16,900,000	2,485	\$1,835	96	12
Manhattan Beach	38	\$3,475,000	\$3,524,500	98.3%	\$1,500,000	\$15,225,000	2,198	\$1,581	11	34
Marina del Rey	25	\$1,355,000	\$1,330,000	100.0%	\$375,000	\$8,300,000	1,678	\$808	41	12
Mid Wilshire	18	\$662,500	\$682,450	97.5%	\$373,000	\$1,450,000	1,235	\$536	67	9
Mission Hills (San Fernando)	5	\$780,000	\$749,950	100.0%	\$495,000	\$999,000	1,488	\$524	16	3
Monrovia	24	\$989,000	\$991,940	100.1%	\$251,000	\$2,230,000	1,603	\$617	22	18
Montebello	21	\$840,000	\$850,000	100.7%	\$562,000	\$1,973,000	1,349	\$623	19	12
Monterey Park	26	\$908,750	\$874,950	101.8%	\$490,000	\$1,288,000	1,531	\$594	16	19
Newhall	17	\$600,000	\$655,000	99.1%	\$330,000	\$1,355,000	1,206	\$498	21	18
North Hills	29	\$929,300	\$899,000	100.0%	\$465,000	\$1,600,000	1,718	\$541	24	19
North Hollywood	23	\$815,000	\$829,000	98.5%	\$555,000	\$1,930,000	1,606	\$507	28	37
Northridge	28	\$988,500	\$977,000	98.8%	\$565,000	\$2,250,000	1,968	\$502	18	23
Norwalk	37	\$750,000	\$749,900	101.3%	\$235,000	\$1,095,000	1,130	\$664	10	28
Pacific Palisades	16	\$2,472,500	\$2,472,000	99.4%	\$505,000	\$17,800,000	3,126	\$791	52	4
Pacoima	19	\$650,000	\$690,000	100.2%	\$437,000	\$1,850,000	1,366	\$476	26	17
Palmdale	92	\$513,500	\$510,000	100.0%	\$272,500	\$1,275,000	1,938	\$265	25	95
Palms - Mar Vista	27	\$1,925,000	\$1,995,000	100.0%	\$510,000	\$5,295,000	1,890	\$1,019	15	35
Palos Verdes Estates	11	\$2,420,000	\$2,350,000	100.2%	\$1,764,865	\$4,500,000	2,378	\$1,018	10	12
Panorama City	13	\$675,000	\$699,900	100.0%	\$320,500	\$1,285,000	1,427	\$473	24	9
Paramount	9	\$720,000	\$699,000	101.7%	\$454,755	\$890,000	1,284	\$561	9	6
Park Hills Heights	34	\$887,500	\$879,000	100.0%	\$325,000	\$2,257,000	1,514	\$586	38	39
Pasadena	83	\$1,280,000	\$1,250,000	100.4%	\$470,000	\$6,750,000	1,514	\$845	24	92
Pico Rivera	13	\$730,000	\$695,000	100.6%	\$460,000	\$870,000	1,331	\$548	13	10
Playa del Rey	15	\$893,000	\$899,000	97.6%	\$405,000	\$4,800,000	1,471	\$607	32	10
Playa Vista	6	\$1,390,000	\$1,395,000	99.8%	\$915,000	\$2,200,000	1,687	\$824	28	9
Pomona	37	\$660,000	\$659,000	100.0%	\$435,000	\$1,480,000	1,300	\$508	38	52
Porter Ranch	30	\$1,285,000	\$1,299,950	99.2%	\$630,000	\$2,810,000	2,426	\$530	19	21
Rancho Palos Verdes	31	\$1,650,000	\$1,650,000	98.9%	\$470,000	\$3,050,000	2,232	\$739	13	32
Redondo Beach	62	\$1,707,500	\$1,675,000	100.0%	\$540,000	\$4,884,000	1,969	\$867	11	58
Reseda	24	\$777,500	\$775,000	100.1%	\$480,000	\$1,090,000	1,370	\$568	31	27
Rolling Hills	0	-	-	-	-	-	-	-	-	1
Rolling Hills Estates	11	\$1,695,000	\$1,750,000	96.5%	\$665,000	\$2,942,500	2,184	\$776	35	5
Rosemead	17	\$870,000	\$799,000	100.9%	\$545,000	\$1,168,000	1,292	\$673	13	9
Rowland Heights	17	\$1,220,000	\$1,250,000	100.0%	\$749,000	\$1,800,000	2,290	\$533	10	17
San Dimas	15	\$920,000	\$920,000	99.8%	\$500,000	\$1,480,000	1,758	\$523	27	23
San Fernando	6	\$680,000	\$650,000	100.8%	\$600,000	\$1,200,000	1,393	\$488	12	6
San Gabriel	21	\$1,250,000	\$1,100,000	103.4%	\$760,000	\$2,250,000	1,539	\$812	23	15
San Marino	10	\$3,250,000	\$2,898,000	103.2%	\$1,850,000	\$9,980,000	2,985	\$1,089	22	4
San Pedro	36	\$672,500	\$675,000	99.2%	\$350,000	\$1,700,000	1,175	\$572	18	38
Santa Fe Springs	6	\$782,716	\$774,000	101.5%	\$670,000	\$890,000	1,279	\$612	16	10
Santa Monica	51	\$1,569,000	\$1,650,000	98.4%	\$649,000	\$5,665,000	1,486	\$1,056	45	52
Saugus	49	\$855,000	\$855,000	100.0%	\$376,000	\$1,505,000	2,014	\$425	21	41

# LOS ANGELES COUNTY SOLD REPORT

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Sherman Oaks	50	\$1,345,475	\$1,372,000	98.6%	\$440,000	\$10,347,785	1,689	\$797	40	66
Sierra Madre	7	\$1,400,000	\$1,400,000	100.0%	\$825,000	\$1,830,000	1,778	\$787	35	7
Signal Hill	7	\$685,000	\$680,000	100.0%	\$600,000	\$1,880,000	1,233	\$556	7	6
Silver Lake	4	\$1,212,500	\$1,224,500	103.8%	\$1,070,000	\$1,500,000	1,436	\$844	15	1
South Gate	14	\$652,500	\$654,500	100.4%	\$620,000	\$800,000	1,206	\$541	37	7
South Pasadena	10	\$1,756,000	\$1,548,000	107.7%	\$1,355,000	\$3,500,000	1,822	\$964	22	13
Stevenson Ranch	14	\$1,255,000	\$1,251,500	99.3%	\$740,000	\$1,710,000	3,025	\$415	13	18
Studio City	32	\$2,032,500	\$2,074,500	98.0%	\$560,000	\$6,330,000	2,226	\$913	35	36
Sun Valley	11	\$885,000	\$889,000	99.6%	\$550,000	\$1,350,008	1,602	\$552	43	18
Sunland	11	\$695,000	\$695,000	100.0%	\$545,000	\$1,120,000	1,072	\$648	12	9
Sunset Strip	38	\$2,621,000	\$2,724,000	96.2%	\$385,000	\$13,000,000	1,930	\$1,358	55	36
Sylmar	27	\$825,000	\$785,000	100.0%	\$415,000	\$1,825,000	1,490	\$554	18	31
Tarzana	32	\$1,122,500	\$1,124,500	98.8%	\$180,000	\$5,090,000	1,932	\$581	28	27
Temple City	11	\$1,204,000	\$1,138,000	96.4%	\$785,000	\$2,210,000	1,626	\$740	31	12
Toluca Lake	11	\$1,675,000	\$1,749,000	101.9%	\$710,000	\$5,200,000	2,323	\$721	29	3
Topanga	2	\$1,524,500	\$1,699,500	82.5%	\$650,000	\$2,399,000	1,879	\$812	78	1
Torrance	89	\$1,010,000	\$999,000	100.0%	\$355,000	\$1,910,000	1,367	\$739	12	76
Tujunga	11	\$895,000	\$850,000	100.0%	\$578,500	\$1,550,000	1,528	\$586	23	13
Valencia	69	\$775,000	\$769,999	99.9%	\$395,000	\$1,735,000	1,941	\$399	26	60
Valley Glen	7	\$940,000	\$925,000	100.0%	\$400,000	\$1,365,000	1,630	\$577	35	3
Valley Village	11	\$1,326,000	\$1,430,000	96.2%	\$375,000	\$3,800,000	2,047	\$648	49	15
Van Nuys	41	\$800,000	\$799,000	100.0%	\$359,500	\$1,650,000	1,335	\$599	25	34
Venice	17	\$2,025,000	\$2,250,000	98.3%	\$940,000	\$9,285,000	2,478	\$817	61	21
View Park	3	\$1,890,000	\$1,890,000	100.4%	\$1,406,000	\$2,257,000	3,117	\$606	22	3
Walnut	18	\$1,253,500	\$1,274,444	99.4%	\$585,000	\$3,700,000	2,163	\$580	21	20
West Covina	35	\$820,000	\$825,000	99.4%	\$530,000	\$1,535,000	1,488	\$551	22	37
West Hills	30	\$1,000,000	\$990,000	100.0%	\$725,000	\$1,675,000	1,809	\$553	15	28
West Hollywood	38	\$906,000	\$938,500	97.7%	\$445,000	\$4,850,000	1,213	\$747	47	35
West Los Angeles	19	\$1,000,000	\$999,000	100.0%	\$510,000	\$2,195,000	1,359	\$736	25	18
Westchester	24	\$1,632,500	\$1,642,500	98.4%	\$457,800	\$3,475,000	1,886	\$866	38	16
Westlake Village	9	\$1,775,000	\$1,775,000	100.0%	\$350,000	\$2,800,000	2,222	\$799	27	6
Westwood - Century City	52	\$2,202,500	\$2,189,500	98.3%	\$180,000	\$13,750,000	1,995	\$1,104	43	67
Whittier	64	\$807,500	\$799,450	100.1%	\$398,000	\$1,998,000	1,363	\$592	13	73
Wilmington	5	\$700,000	\$699,999	100.0%	\$435,000	\$750,000	1,152	\$608	11	3
Winnetka	23	\$844,500	\$839,900	100.3%	\$500,000	\$1,027,000	1,650	\$512	15	20
Woodland Hills	56	\$1,245,000	\$1,297,450	98.2%	\$381,000	\$4,970,000	2,026	\$615	27	47
<b>All of L.A.</b>	<b>3,968</b>	<b>\$910,000</b>	<b>\$899,000</b>	<b>100.0%</b>	<b>\$80,000</b>	<b>\$47,000,000</b>	<b>1,596</b>	<b>\$570</b>	<b>25</b>	<b>3,723</b>
L.A. \$0-\$500k	391	\$435,000	\$439,000	100.0%	\$80,000	\$500,000	1,030	\$422	32	321
L.A. \$500k-\$750k	925	\$650,000	\$650,000	100.0%	\$502,000	\$750,000	1,235	\$526	26	866
L.A. \$750k-\$1m	946	\$860,000	\$850,000	100.0%	\$751,000	\$1,000,000	1,466	\$587	20	910
L.A. \$1m-\$1.25m	498	\$1,120,000	\$1,100,000	100.0%	\$1,004,000	\$1,250,000	1,810	\$619	23	422
L.A. \$1.25m-\$1.5m	315	\$1,358,000	\$1,365,000	100.0%	\$1,252,000	\$1,500,000	1,869	\$727	25	357
L.A. \$1.5m-\$2m	367	\$1,715,000	\$1,699,000	100.0%	\$1,502,000	\$2,000,000	2,203	\$778	26	343
L.A. \$2m-\$3m	294	\$2,359,625	\$2,395,000	99.1%	\$2,010,000	\$3,000,000	2,578	\$915	28	271
L.A. \$3m-\$4m	105	\$3,450,000	\$3,499,000	98.2%	\$3,004,454	\$4,000,000	3,472	\$994	34	111
L.A. \$4m-\$6m	66	\$4,600,000	\$4,795,000	98.6%	\$4,010,000	\$6,000,000	3,980	\$1,156	28	63
L.A. \$6m+	61	\$9,000,000	\$9,980,000	93.7%	\$6,127,500	\$47,000,000	5,307	\$1,696	54	59